



HIGHLIGHTS

Price of the property	280,000 €
Total built area in sqm	150
Price per sqm	1,866 €
Construction year	2011

The maisonette is located in the area of Kouvaras of Saronida. The house is a 3 floor maisonette with a semi-basement, ground floor and first floor.

On the ground floor are the kitchen, which has a background veranda that can be used as a storage place, a WC and the living room with a fireplace; on the first floor are 3 bedrooms along with a bathroom. All rooms have natural light and mountain views. The semi-basement can be used as a playroom or an office or can be formed in order to reach anyone's needs. There is parking space for 2 cars, and a mini-garden of 200 sqm.

The maisonette is part of the PETA - KOUVARA Residence Complex, which has an empty area of 2.000 sqm, shared, suitable for gardens, playgrounds, barbeques, etc.

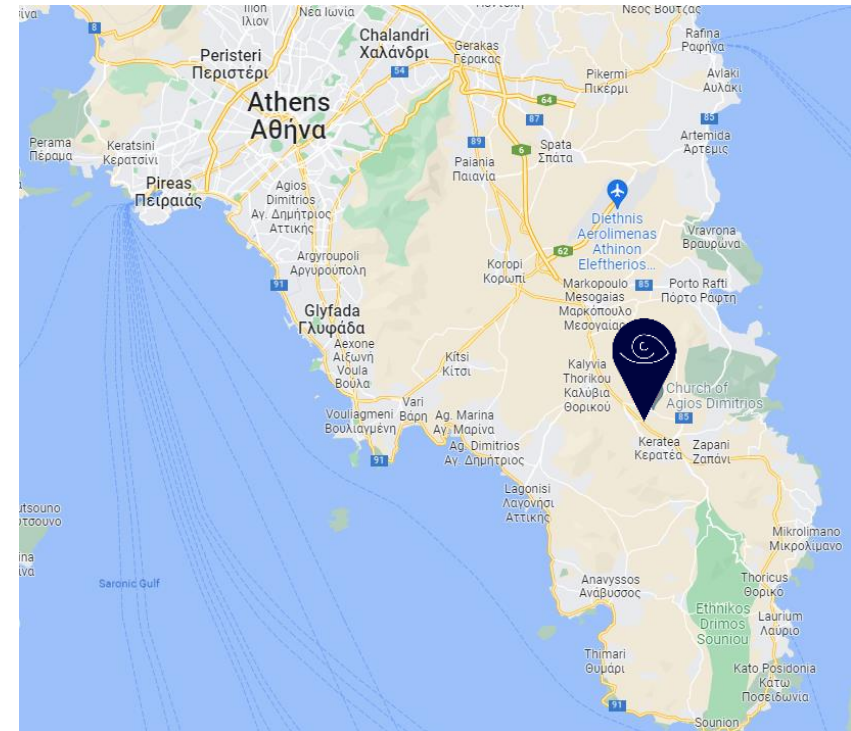
ABOUT THE AREA

The property is located within Saronic Municipality zone, 200 meters from the central avenue Athens-Lavrio, 15 minutes from Athens International Airport “Eleftherios Venizelos”, 10 minutes from excellent beaches of South Eastern Attica Area (Kaki Thalassa, Daskaleio, Saronida, etc.), 15 minutes from Lavrio port and 35 minutes from the center of Athens. The whole Residence Complex is located in the middle of a high-quality residential area including big supermarkets, elementary school, coffee shops and restaurants. Also in the close area is Koropi where there is a metro station with plenty of parking spots and it can be used as alternative way to transfer to the city center of Athens or anywhere else.

The climate of the area is excellent with most of the days sunny and from April till October is the best time for swimming in the awarded with blue flag seas. There are a few blue flag beaches close to the property:

- Municipality of Markopoulo Mesogaia: Avlaki (10 km)
- Municipality of Lavreotiki: 1st Port Daskaleio Keratea / Solo Pino (10 km)
- Lagonissi 1-Grand Beach / Grand Resort Lagonissi (13 km)
- Lagonissi 2-Mediterraneo / Grand Resort Lagonissi (13 km)
- Lagonissi 3-Kohyloas / Grand Resort Lagonissi (13 km)
- Mavro Lithari / EverEden Beach (19 km)

The "Olympic Marina" is one of the biggest in Greece. Olympic Marina operates 12-months a year with its own shipyard for boats, sailboats and yachts, and is an ideal base of operations. From the Lavrio Port, sail passenger ships to the islands: Kea (Tzia), Kythnos, Syros and to islands of North Aegean.



Distance from a variety of beaches	8 km
Distance from the International Airport of Athens	15 km
Distance from the port of Lavrio	15 km
Distance from Olympic Marina	20 km
Distance from Athens' center	30 km

- **Temple of Vravronian Artemis** - Located on the eastern side of Attica, the Sanctuary of Brauronian Artemis was among the most important sacred sites in the ancient times.
- **Lavrion** - The area is known for its industry and mining operations from ancient times. This is where the giant columns from the temple of Posideon at nearby Sounion were dug out. The Silver mines date back to prehistoric times. Lavrion's fish market was one of the best in Attika being supplied by the town's fishing fleet (20.5 km from the property).
- **The Temple of Poseidon at Sounion** - The temple of Sounion sits above the beach on a mountain that juts out into the sea and was dedicated to Poseidon. In ancient times the temple was the last sign of civilization the Athenians saw as they sailed away from home and the first as they returned (29 km from the property).
- **Glyfada** - A well-to-do resort on the Athens Riviera with luxury boutiques, snazzy cocktail bars, a golf course, sea turtle rescue Centre, and a string of private beaches (30 km from the property).
- **Marathon** - The site of the Battle of Marathon in 490 BCE, in which the heavily outnumbered Athenian army defeated the Persians. Legend has it that Pheidippides, a Greek herald at the battle, was sent running from Marathon to Athens to announce the victory, which is how the marathon running race was conceived in modern times. Today it is a popular resort town and center of agriculture (45 km from the property).



PLACES OF INTEREST



RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY

- Mplexame Mezedopoleio - A family tavern in Kouvaras
- Taverna Gabriel - A family tavern in Kouvaras
- To Lázo - A traditional restaurant in Keratea
- Frida & Diego - Cocktail bar in Markopoulo Mesogeas
- Mourouzis Taverna - Local cuisine, Steakhouse, Mediterranean, Barbecue, Greek, located in Kalyvia Thorikou
- Litsa - A seafood restaurant on the beach, located in Daskalio
- Fiki Fiki - A family seafood restaurant on the beach, located in Porto Rafti
- 40Forty - Day & night bar restaurant, located in Vouliagmeni
- Barley – Bar, located in Glyfada
- Blacktail Espresso Cocktail bar - Located in Glyfada
- Bonnie & Clyde - Cocktail bar in Glyfada

